

Midvale Stormwater Facility Project

October 5, 2010 Community Meeting

Meeting #2, 30% Design

Epic Life Church, N 105th St & Midvale Ave N

Ten neighborhood residents attended. Eight were familiar with the flooding events and supported the project. Two were unaware of the flooding events and voiced some concerns with the need for this project. SPU staff presented a power point slide show and then answered questions.

The proposed facility is expected to provide stormwater detention during large storm events. The facility can hold 3 million gallons of stormwater and fill to street level (7-feet of storage). The design has changed since the first community meeting to include a year-round stormwater pond that provides water quality treatment. The pond would be 3-5 ft deep.

Key issues

Water Quality Pond: The community did not object to a water quality pond as part of the project. There were concerns about stagnant water and mosquitoes. SPU responded that the water would be flowing year-round on the site.

Fencing: The community members discussed fencing. They voiced preference for an accessible site with a vegetative barrier around the water quality pond. Note: SPU may want low fencing near the edges of the site to keep vehicles out, such as split-rail fencing. There will also be fencing adjacent to the existing businesses north and south of the project.

Illicit activities: SPU staff and community members present agreed that the project needs clear lines of site and that the vegetation should mainly be a combination of trees and low vegetation.

Pathway: There was no objection to a pathway at the north end of the project. There was some discussion about adding more pathways. Note: SPU will consider this idea.

Lighting: SPU is proposing to wait-and-see if additional lighting is needed.

Outreach: Not all nearby property owners were contacted by the mailing for this meeting. SPU has used a mailing service to reach occupants (due to the high number of apartments) and have added some of the non-resident property owners to the mailing list.

Other flood problems: Some neighbors in the area are impacted by flooding that is not directly related to the proposed project. SPU staff have forwarded these complaints the SPU Spot Drainage program.

Maintenance: Neighbors are concerned that the site landscaping won't be maintained. Photographs of existing ponds and facilities demonstrated that the City does provide maintenance.

Additional comments included:

- Request for traffic calming on N 107th St, possibly in connection with Natural Drainage System. *Response: Comment noted.*
- Concern about attracting nuisance wildlife such as raccoons and rats. *Response: SPU will make efforts to minimize illegal dumping on this which might otherwise attract raccoons and rats.*
- Impact on property values. *Response: SPU believes the project will be a net benefit to the neighborhood and greatly reduce flooding potential.*
- Potential increased traffic noise from Aurora when buildings come down at the site. *Response: This could occur, however, the trees and vegetation that will be planted on the site should help to dampen increased noise.*
- Remaining potential for property damage at extreme storm events. *Response: Comment noted.*
- One citizen said he was very excited about the project, because now the children at the school where the meeting was held had no easily accessible park. *Response: Comment noted.*